



Spring Brook
Homeowners Subdivision
Guidelines

Covenants Section V. Miscellaneous, Item #4. "The fee for, membership to the Homeowner's Association is one hundred-twenty-five (\$125.00) dollars per year and is due upon closing of the lot/lots. **This fee can be adjusted at any time by a majority vote of the Homeowner's Association.**

Per minutes of meeting held Thursday, July 29, 2004 "It was agreed by all Homeowner's present that the Homeowner's Association fee would be \$200 per year per lot / homeowners."

In lieu of changing the Recorded Restrictive Covenants,

The following guidelines were established and agreed upon by the Spring Brook Homeowner's Association, August 17, 2004.

SECTION III 4. Chain link fencing should be installed flush to the house on one side and extend no more than 18 feet from house on the driveway side. All fencing (chain link or decorative) should be approved by the Architecture Committee.

SECTION III 3. Detached garages. "Any detached garage shall be erected at least twenty-five (25) feet beyond the minimum set back line at the front of the lot and no nearer than three (3) feet any side or rear lot line."

June 13, 2005. The Board of Directors in keeping with the purpose of the Spring Brook Protective Covenants and to better assist the Architectural Committee in their duty to approve plans that are in keeping with the intent of Section IV, 3. Would like to add the following Guidelines to previous Guidelines that were first established on Aug. 17, 2004 by the Spring Brook Homeowner's Subdivision.

SECTION III 6. Basements can be approved, in computing square footage of any residence; credit shall be given for one-half the square footage of any basement which is finished and heated.

SECTION III 9. All foundations to be of masonry construction. Further defined as masonry construction with brick or stone veneer and crawl space. On "slab" home construction and concrete block or formed concrete only foundations are not allowed.

SECTION III End. The roof of any home approved for construction must have a minimum overhang on all sides of 12".

June 13, 2005